

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** March 28, 2013 **Meeting No.:** 164

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**Project:** Baltimore Red Line – Operations and Maintenance Facility **Phase:** Discussion

**Location:** W. Franklin and Franklintown Road

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**PRESENTATION:**

Tom Hannon with the Maryland Department of Transportation provided an update on the planning and design of the proposed fourteen mile Baltimore Red Line. A critical component of the Red Line is the Operation and Maintenance Facility proposed to be constructed on the site of the former Maryland Lumber Company, at the intersection of West Franklin and Franklintown Road. Chuck Belser with AECOM, explained various site parameters, including grading, access and contextual considerations. Werner Mueller, Architect with AECOM, defined the program components and presented the design concept for the facility. As conceived, the facility will be composed of a series of interconnected volumes responding to functional/operational requirements. The lower volume, accommodating the paint shop, is to be located along West Franklin and sensitive in scale to the adjacent townhomes. Larger volumes, like the Operations and Administration compound will be located away from West Franklin and more internal to the site. The material palette for the facility will be a composition of glass, metal and recycled stone.

**COMMENTS OF THE PANEL**

The Panel was pleased with the proposed building design direction and complemented the architect on the use of material, sensitive massing and maximizing transparency given the utilitarian nature of the facility. The Panel expressed concern with the lack of design development of the site edges and landscape treatment given the urban context, visibility of the site and adjacency to residential neighborhoods. The Panel offered the following specific recommendations:

- The need for a rigorous edge of landscape and tree plantings along West Franklin and Franklintown Road to define an “urban edge”.
- The incorporation of reclaimed stone landscape walls to accommodate changes in grade was successful and would like to see more use to define critical edges and as a means to define and signify important entry points into the site.

- The reduction in size, width and impact of the vehicular entry off of West Franklin to be more similar in scale to the Franklinton entry points.
- The need to and opportunity for the development of a prominent “landscape marker” at the highly visible intersection of West Franklin and Franklinton Road.
- Re-envision the property line security fencing along key edges beyond a suburban chain link solution - Incorporating a compelling cadence of masonry piers and clustered landscape features, appropriate in scale and detail to the urban context.

Acknowledging the importance of urban edges, the Panel strongly recommended that future presentations include complete and developed street sections, landscape, hardscape and lighting plans. Pedestrian level perspectives which depict the nature of the site edges would be very helpful in advancing the project through the UDARP review process.

**ATTENDEES:**

Werner Mueller, Ken Griffin, Chuck Belser – AECOM  
 Susan Williams, Jeffrey Messinger – STV  
 Michael Crowley – CBHA  
 Thomas Hannan, Charisse Lue – RedLine  
 Josh Cooper – Daily Record  
 Kevin Litten – Baltimore Business Journal  
 Shalom Baranes – SBA  
 Jeff Lohr – Parsons Brinckfalloff

Danyell Diggs – DOT  
 Terrance Hancock – BDC

Ms. Eig, Messrs. Bowden and Burns\* - UDARP Panel

Anthony Cataldo, Christina Gaymon, Sara Paraniham, Kyle Leggs, Carmen Morosan,  
 Kate Edwards, Alex Hoffman - Planning